

# Southborough Recreation Commission

Facilities Study and 2-5 Year Plan



# Master Plan Study background

- Southborough's last facilities study was completed in 1999, which led to key projects the town continues to benefit from today.
- In 2016, Pare Corporation (Pare) and Birchwood Design Group (Birchwood) were retained by the town to assess the recreation facilities and usage, and to develop recommendations for future plans.
- The final report discusses facility needs including fields and gymnasiums\*, opportunities for improvement and/or possible expansion, and associated costs.
- Additionally, Pare and Birchwood conducted a demand assessment that includes analysis of current programs and scheduling and input from key user groups.
- The information evaluated includes (but is not limited to) the condition of existing facilities, turf surface quality and age, availability of drainage and utilities, sub-surface soil conditions, wetland areas, parking availability and access, general site constraints, and site accessibility

\*The complete list of the facilities evaluated is available in Appendix

# Recreation Commission planning objectives

1. Ensure safe and quality conditions across all facilities used for sports and recreation
2. Alleviate congested schedules and provide more playing time across user groups
3. Recognize and adapt to cultural changes to better support working parents and extended work hours
4. Restore, maintain, and provide the ability to rest current fields
5. Maximize the use of Southborough's current recreation footprint in an effort to mitigate future needs and costs related to acquisition of new property

# Recreation short-term priorities (2018 - 2020)

1. Installation of a turf field, lighting and drainage (summer 2020)
2. Repair Lundblad Field (2020)
3. Repairs to existing town fields (summer 2018)
  - Kallander Field
  - Depietri Field
4. Track repairs at Trottier Middle School (summer 2018)

## Funded/previously approved:

- Mooney field lighting (summer 2018)
- Richardson tennis court lighting (summer 2018)
- 911 Memorial Field repairs (late fall 2017)

# Financial impact and assumptions

## Total project costs

<b>A) Conservative: Fully bonded, 30% contingency</b>	Target date	Project cost
Turf field options <sup>2</sup>	Summer 2020	\$2,400,000
Kallander Field repairs <sup>1</sup>	Summer 2018	\$267,400
Trottier School track repairs <sup>1</sup>	Summer 2018	\$279,500
Depietri Field repairs <sup>1</sup>	Summer 2018	\$211,900
Lundblad Field repairs <sup>1</sup>	Summer 2020	\$892,920
<b>Total</b>		<b>\$4,051,720</b>

## 2018 proposed warrant articles

	Target date	Project cost
Turf field, design, permits	Summer 2018	\$200,000
Kallander Field repairs	Summer 2018	\$267,400
Trottier School track repairs	Summer 2018	\$279,500
Depietri Field repairs	Summer 2018	\$211,900
Lundblad Field design & speciality consultant	Summer 2018	\$75,000
<b>Total</b>		<b>\$1,033,800</b>

- <sup>1</sup> indicates maintenance, <sup>2</sup> indicates new investment
- Project cost estimates include a 30% contingency cost (to compensate for later target date)
- Commission research and discussions with user groups indicate that some cost will be recouped through rental fees on the turf given high demand from clubs, schools and other organizations; corporate or individual sponsorships may also contribute to the cost
- Lundblad Field repairs cost will be revisited upon completion of inspection by an environmental engineer; current estimates include costs for membrane repair and associated replacement of field surface, which may not be required
- Design costs calculated at 6% of project cost; additional cost added for Lundblad due to consulting needs

# Appendix

- Update on Active Efforts
- Project overviews
  - Neary Turf
  - Kallander Field repairs
  - Trottier School track repairs
  - Lundblad Field repairs
  - Depietri Field repairs
- Current funded projects

# Update on Active Efforts

- Choate Field lights & fields
  - Current status: Week of 11/21 the transformer installation and electrical hook up will start
  - Issues encountered:
    - Requested funding for project not fully approved
    - Design changes made during the project
    - Inclement weather led to cost and timeline overruns
- Fayville Playground
  - Current status: Installation will continue until weather prohibits, the park will open in spring 2018
  - Issues encountered:
    - Funding request was not fully approved
    - Design changes proposed from original specifications per the request of residents.
- Risk mitigation steps for future efforts
  - Recreation projects will not move forward without full funding as outlined in requests
  - All projects will require the General Contractor provide project management
  - Additional contingency will be applied to projected project costs to account for unpredictable cost increased
  - Funding for design plans will be requested and completed ahead of cost requests for footprint redesigns or significant facility additions

# Neary Turf project overview

Opinion of Probable Cost  
 Birchwood Design Group  
 Jun-18

## Opinion of Probable Cost - Neary Athletic Fields

Item	Quantity	Unit	Unit Price	Total
<b>Site Preparation/Demolition</b>				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	3000	LF	\$6	\$18,000
Remove & Dispose existing fence	1	LS	\$3,000	\$3,000
Silt Sock	2,000	LF	\$3	\$6,000
<b>Subtotal</b>				<b>\$35,000</b>
<b>Site Improvements</b>				
Fine Grading of Synthetic Turf Field	1	LS	\$25,000	\$25,000
Fine Grading Practice Field	1	LS	\$25,000	\$25,000
Revised Irrigation	1	LS	\$40,000	\$40,000
Regrad practice fields	1	LS	\$20,000	\$20,000
Practice Field Drainage	1	LS	\$30,000	\$30,000
Seeding	3	Acre	\$3,000	\$9,400
Synthetic Turf	149,490	SF	\$4.25	\$635,300
Football Soccer Goal Pak	1	LS	\$35,000	\$35,000
Backstop Fence	1	LS	\$40,000	\$40,000
Base and Finishing Stone Subbase	1	LS	\$165,000	\$165,000
Fencing	1,477	LF	\$60	\$88,700
PCC Field Curb	1,477	LF	\$25	\$37,000
Field Drainage	1	LS	\$65,000	\$65,000
<b>Subtotal</b>				<b>\$1,215,400</b>
<b>SUBTOTAL OF SITE CONSTRUCTION ITEMS</b>		<b>TOTAL</b>		<b>\$1,250,400</b>
<b>GENERAL CONDITIONS, BOND, CONTRACTOR OH&amp;P</b>				<b>\$125,040</b>
<b>CONTINGENCY</b>				<b>\$62,520</b>
<b>TOTAL</b>				<b>\$1,438,000</b>

Current footprint



Proposed footprint



\*Opinion of Probable Cost does not include lighting of the turf field; Recreation Commission incorporated an additional \$XX to include lighting

\*5% contingency used by Pare for Opinion of Probable Cost; Recreation Commission increased this to 30% in their cost analysis



# Kallander Field repairs project overview

Opinion of Probable Cost  
 Birchwood Design Group  
 Jun-16

## Opinion of Probable Cost - Kallander Athletic Field

Item	Quantity	Unit	Unit Price	Total
<b>Site Preparation/Demolition</b>				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	1850	LF	\$6	\$11,100
Silt Sock	2,000	LF	\$3	\$6,000
Strip Sod	1	LS	\$3,000	\$3,000
Irrigation Prep	1	LS	\$2,000	\$2,000
Inlet Protection	8	EA	\$300	\$2,400
Subtotal				\$32,600
<b>Site Improvements</b>				
Fine Grading of Field	1	LS	\$15,000	\$15,000
Natural Grass field ~ 50000 sf @ 2"				
Haul in of sand	300	CY	\$25	\$7,500
Sand based sod	1	acre	\$10,000	\$10,000
Irrigation relocation and expansion	1	LS	\$10,000	\$10,000
Field Drainage	1	LS	\$35,000	\$35,000
Seeding outside playing surface	1	LS	\$1,000	\$1,000
Hillside erosion improvements	1	LS	\$12,500	\$12,500
Parking lot surfacing	2	SY	\$25,000	\$50,000
Restrooms	2	EA	\$7,500	\$15,000
Subtotal				\$168,600
<b>SUBTOTAL OF SITE CONSTRUCTION ITEMS</b>			<b>TOTAL</b>	<b>\$191,000</b>
<b>GENERAL CONDITIONS, BOND, CONTRACTOR OH&amp;P</b>				<b>\$18,100</b>
<b>CONTINGENCY</b>				<b>\$8,660</b>
<b>TOTAL</b>				<b>\$220,000</b>



OVER SPILL ON EAST SIDE



DRAINAGE SWALE

\*5% contingency used by Pare for Opinion of Probable Cost; Recreation Commission increased this to 30% in their cost analysis

# Trottier School track repairs project summary



WEAR ON TRACK SURFACE



TRACK STRAIGHT AWAY

\* Installed in 1998, the latex track surface shows signs of wear and age and has drainage issues

# Lundblad Field Repairs financial summary

Opinion of Probable Cost  
Birchwood Design Group  
Jun-16

## Opinion of Probable Cost - LUNDBLAD FIELDS

Item	Quantity	Unit	Unit Price	Total
<b>Site Preparation/Demolition</b>				
Temporary Utilities	1	LS	\$8,000	\$8,000
Temporary Chainlink Fence	1900	LF	\$6	\$11,400
Membrane Repair (consult specialist)	1	LS	\$80,000	\$80,000
Silt Sock	1,000	LF	\$3	\$3,000
<b>Subtotal</b>				<b>\$102,400</b>
<b>Site Improvements</b>				
Fine Grading of Field	1	LS	\$25,000	\$25,000
8" Stone base over membrane	10,190	cy	\$15	\$152,900
Natural Grass field ~ 184,000 sf @ 5"				
Haul in of topsoil	10,190	CY	\$25	\$254,800
Irrigation	1	LS	\$40,000	\$40,000
Field Drainage	1	LS	\$60,000	\$60,000
Seeding	4	Acre	\$3,000	\$12,700
<b>Subtotal</b>				<b>\$535,400</b>
<b>SUBTOTAL OF SITE CONSTRUCTION ITEMS</b>		<b>TOTAL</b>		<b>\$637,800</b>
<b>GENERAL CONDITIONS, BOND, CONTRACTOR OH&amp;P</b>				<b>\$63,780</b>
<b>CONTINGENCY</b>				<b>\$31,890</b>
<b>TOTAL</b>				<b>\$734,000</b>

\*Note these cost assume replacement of field surface to access the membrane  
not all costs may be incurred consult a landfill specialist

## Proposed footprint



# Depietri field repairs project summary

## Opinion of Probable Cost

Item	Quantity	Unit	Unit Price	Total
Natural Grass field ~ @ 6"				
Haul in of topsoil	600	CY	\$35	\$21,000
Irrigation	1	LS	\$40,000	\$40,000
Field Drainage	1	LS	\$30,000	\$30,000
Sodding of Field	1	LS	\$30,000	\$30,000
Fine Grading	1	LS	\$20,000	\$20,000
<b>SUBTOTAL OF SITE CONSTRUCTION ITEMS</b>		<b>TOTAL</b>		<b>\$141,000</b>
<b>GENERAL CONDITIONS, BOND, CONTRACTOR OH&amp;P</b>				<b>\$14,100</b>
<b>CONTINGENCY</b>				<b>\$7,050</b>
<b>TOTAL</b>				<b>\$163,000</b>

\*5% contingency used by Pare for Opinion of Probable Cost; Recreation Commission increased this to 30% in their cost analysis

# Current funded projects

	Target date	Approved CPC funding - 2017	Approved bond - 2014
Mooney Field lights	Summer 2018	\$220,700	
Richardson Tennis Courts lights	Summer 2018	\$153,000	
911 Memorial Field replacement	Late winter 2018		\$600,000
		\$373,700	\$600,000

# Facilities included in study

911 Memorial Field

Kallander Field

Choate Fields (Woodward)

Finn Fields

Mooney Fields

Neary Fields

Lundblad Field

Trottier Fields

Liberty Estate Field

Harold Fay Field (Fayville)

Trottier Track

Trottier, Woodward, Neary, Finn Gyms